



## *City of El Paso – City Plan Commission Staff Report*

**Case No:** PZRZ14-00036  
**Application Type:** Rezoning  
**CPC Hearing Date:** September 11, 2014  
**Staff Planner:** Andrew Salloum, 915-212-1613, salloumam@elpasotexas.gov

**Location:** 320 Thorn Avenue  
**Legal Description:** Lot 1, Block 1, Loyas Place Subdivision, City of El Paso, El Paso County, Texas  
**Acreage:** 0.2169 acres  
**Rep District:** 1  
**Current Zoning:** R-3 (Residential)  
**Existing Use:** Vacant  
**C/SC/SP/ZBA/LNC:** None  
**Request:** From R-3 (Residential) to R-5 (Residential)  
**Proposed Use:** Duplex

**Property Owner:** David A. Aber  
**Representative:** David A. Aber

### **SURROUNDING ZONING AND LAND USE**

**North:** R-3 (Residential) / Elementary school  
**South:** R-3 (Residential) / Single-family dwelling  
**East:** R-3 (Residential) / Single-family dwelling and R-4 (Residential) / Duplex  
**West:** R-3 (Residential) / Single-family dwelling; R-4 (Residential) / Vacant; and A-2/sc (Apartment/special contract) / Multi-family dwellings

**PLAN EL PASO DESIGNATION:** G-3, Post-War (Northwest Planning Area)

**NEAREST PARK:** Thorn Park (1,740 feet)

**NEAREST SCHOOL:** Roberts Elementary School (58 feet)

### **NEIGHBORHOOD ASSOCIATIONS**

Upper Valley Improvement Association  
Upper Mesa Hills Neighborhood Association  
Coronado Neighborhood Association  
Upper Valley Neighborhood Association  
Save the Valley

### **NEIGHBORHOOD INPUT**

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on August 27, 2014. The Planning Division has not received any phone calls or letters in support or opposition to the rezoning request.

### **APPLICATION DESCRIPTION**

The applicant is requesting to rezone the subject property from R-3 (Residential) to R-5 (Residential) allow for a duplex. A two-family duplex unit is not permitted in the R-3 (Residential) zone district. The subject property is 0.2169 acres in size and is vacant. The conceptual site plan shows a duplex. If rezoned to R-5 (Residential), the lot will comply with all required density and dimensional standards for a duplex. Access to the subject property is proposed from Thorn Avenue.

## **PLANNING DIVISION RECOMMENDATION**

The Planning Division recommends **approval** of rezoning the subject property from R-3 (Residential) to R-5 (Residential). The recommendation is based on the compatibility with surrounding land use and the existing R-3, R-4, and R-5 (Residential) and A-2 (Apartment) zoned properties to the north, south, east, and west of the subject property and the compliance with the Plan El Paso land use designation, G-3, Post-War in the Northwest Planning Area.

## **Plan El Paso- Future Land Use Map Designation**

All applications for rezoning shall demonstrate compliance with the following criteria:

G-3, Post-War: This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.

The purpose of the R-5 (Residential) district is to promote and preserve residential development within the city to create basic neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. The regulations of the districts will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.

## **COMMENTS:**

### **Planning Division - Transportation**

TIA is not required.

Note:

All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

### **City Development Department – Building and Development Permitting**

Recommending approval of the rezoning request.

### **City Development Department - Land Development**

No objections.

### **Fire Department**

The Fire Department has no objections to the rezoning case of PZRZ14-00036.

### **Sun Metro**

Sun Metro does not oppose this request; Rt. 17 provides mass transit services along Thorn; Bus stop located 0.10 miles east of subject property on Thorn and 0.07 miles southwest on Ridge.

### **El Paso Water Utilities**

El Paso Water Utilities (EPWU) does not object to this request.

Water:

There is an existing 12-inch diameter water main extending along Thorn Street that is available for service, the water main is located approximately 10-ft north from the center line of the right-of-way.

There is an existing 48-inch diameter water transmission main extending along Thorn Drive, the water main is located approximately 12-ft south from the southern property line. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

EPWU records indicate a 3/4-inch water meter serving the subject property. The service address for this meter is 320-A Thorn Street.

Sanitary Sewer:

There is an existing 12-inch diameter sewer main extending along Thorn Drive that is available for service, the sewer main is located approximately 5-feet south from the center line of the right-of-way.

General:

EPWU requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

**Attachments:**

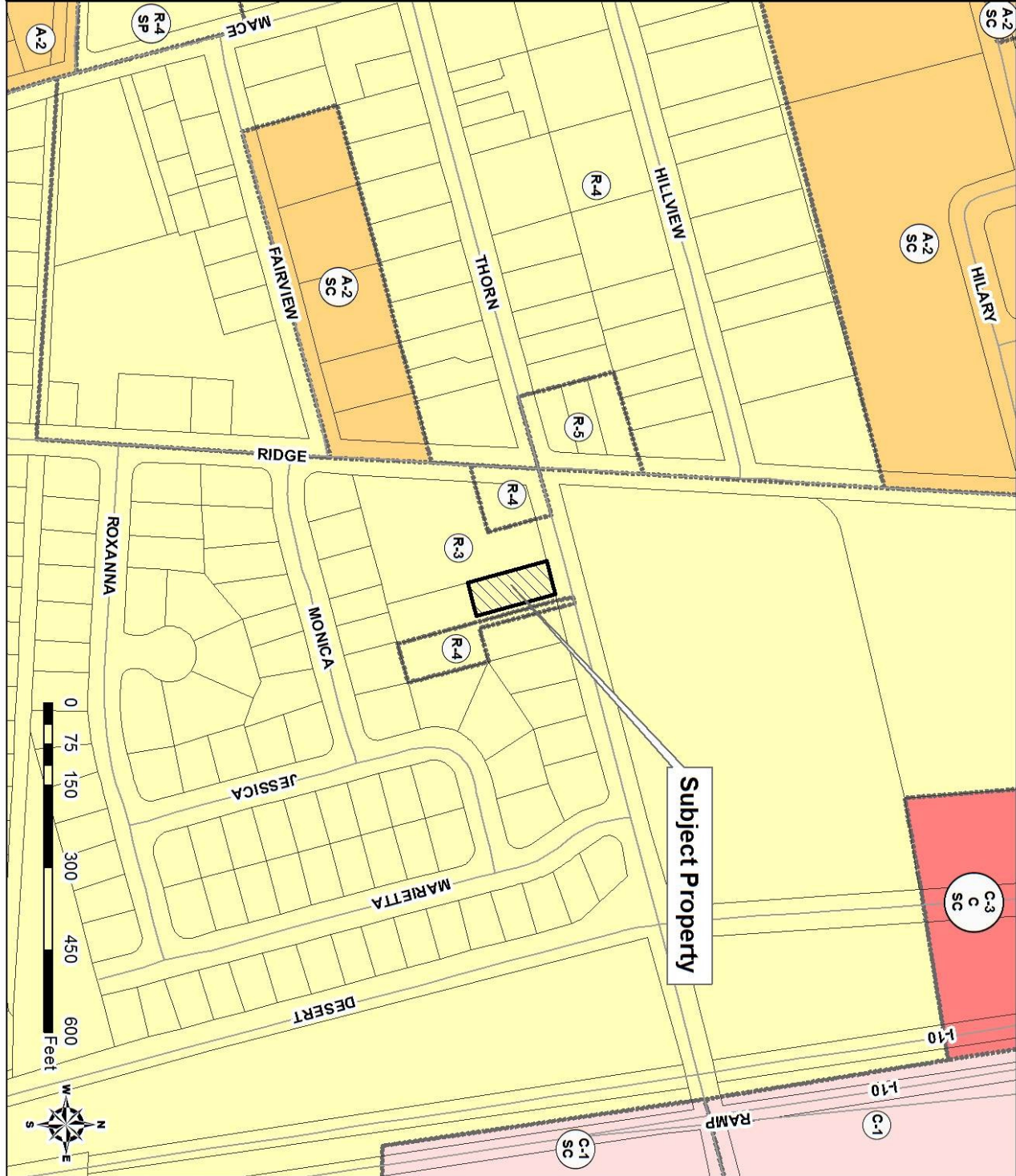
Attachment 1: Zoning Map

Attachment 2: Aerial Map

Attachment 3: Conceptual Site Plan

ATTACHMENT 1: ZONING MAP

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ATTACHMENT 2: AERIAL MAP

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## **ATTACHMENT 3: CONCEPTUAL SITE PLAN**

